

**SITE PLAN COMMITTEE
MARCH 14, 2001**

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, James Aucamp, Jr. (arrived 4:12 p.m.), Sam Engel, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure, and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: January 9, 2001

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to approve the minutes of January 9, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - absent; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 8-6-00, Denny's Restaurant @ Regency, 14830 Griffin Road (PUD) (tabled from February 27, 2001)

As the petitioner was not present, Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to move to the end of the meeting. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

Later in the meeting, as the petitioner was not present, Councilmember Paul made a motion, seconded by Mr. Engel, to table to March 27, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.2 SP 5-1-00, Griffin 117 Vamel/Western Plaza, 6530, 6550, and 6570 Griffin Road (Griffin Road Corridor - Downtown Zone)

As the petitioner was not present, Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to move to the end of the meeting. In a voice vote, with Mr. Aucamp being absent and Mr. Engel being out of the room, all voted in favor. **(Motion carried 3-0)**

3.3 SP 12-2-00, Westport Plaza, 6525 Nova Drive (M-4, County)

Joseph Handley and Bryan Fisher, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report and subject to a variance approval).

Mr. Handley provided a rendering and briefly described the site. Mr. Fisher presented the color scheme for the project and provided samples. He pointed out that the function of the parapet was to screen any "stuff" on the rooftop.

Chair Evans commented that half of the southern elevation which would be facing Nova Drive appeared to be warehouse construction and asked for the petitioner's rationale. Mr. Handley explained that because of the outparcel located in front of the plain area of the building, the architect attempted to break down the massiveness and lead to the entrance located at the other corner of the building. He added that landscaping would be used to define the entranceway. The landscaping at that location was discussed in detail with Mr. Aucamp making specific recommendations to which the petitioner agreed. Mr. Handley clarified that signage approval would be done separately when it was decided what type of signage would be used at the site.

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Chair Evans expressed concern with the offset entranceway and that it may cause traffic buildup with the Ruby Tuesday restaurant. After some discussion, Mr. Handley pointed out the access point where traffic would be directed and indicated that the entryway was redesigned to satisfy Engineering's recommendations.

Chair Evans inquired on the specifics of the variance request. Mr. Handley advised that the petitioner was requesting a 20% open space designation instead of the 25% which was required. He explained that the layout of this parcel and the need to develop it to be financially successful which precipitated the need for a variance request.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendations; to include the "five head" [five stems] Phoenix Reclinata at the entrance. Mr. McClure recommended that the motion include that the petitioner would provide a bio-barrier for all the island canopy trees. Vice Chair Marcellino amended his motion and Mr. Aucamp amended his second, to include that the petitioner "spec" a bio-barrier for all the island canopy trees. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

3.2 Raul Perez, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Perez provided a brief presentation and advised that the property was subject to the right-of-way acquisition for the widening of Griffin Road. He explained how the interior parking areas had to be redesigned and described the proposed landscaping. Mr. Perez indicated that his only exception with staff's comments was that the replacement of the existing storefront doors would be too costly for him. He detailed the changes that were to be made in order to be more Western Theme compliant and requested that the Committee approve the site plan with the exclusion of replacing the doors and windows.

A discussion ensued regarding the landscaping around the sidewalk area. Mr. Aucamp was concerned that the Cassias plants would grow into the sidewalk over time. Mr. McClure recommended replacing the seven Cassias with seven, six-foot Hibiscus standards in that area. Mr. Perez agreed to the suggestion.

There was a discussion regarding the removal of existing Black Olive trees in order to provide a wall on the back property line. After a lengthy deliberation on how to resolve the problem without removing the trees, it was concluded that a prefabricated six foot wall be placed between the trees, conditional upon the approval of the residents.

Mr. Perez indicated that signage approval would be done independently at a later time.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve based on staff's recommendations; that for item number two of those recommendations, the Committee would allow the owner to keep the existing front doors; that the seven Cassias be replaced with Hibiscus Standards, to be six feet tall; to recommend that the rear wall be a "prefab" wall and that it be placed between the Black Olive trees which were existing and which were to remain on the property. Councilmember Paul added that the issue of the hedge had been inadvertently omitted from the motion. A brief discussion ensued regarding the Code requirements for the hedge and which plant material would adapt best in that location. Vice-Chair Marcellino amended his motion, seconded by Mr. Engel, to include that the perimeter hedge be a Viburnum species; that the six-foot height of the wall was conditional upon the approval of the residents. In a roll call vote, the vote was as follows:

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Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no objections, the meeting was adjourned at 5:00 p.m.

Date Approved: _____

Chair/Committee Member